

LIMITED WARRANTY DEED

890114104

Block's, Inc., a Delaware corporation ("Grantor") for \$10 and other good and valuable consideration paid, conveys and warrants to Sexton Investment Corporation, an Indiana corporation ("Grantee") the real estate described on attached Exhibit A.

The warranty of this conveyance is limited to the lawful claims of all persons claiming the same by, through or under the Grantor and the Grantee accepts the conveyance subject to the exceptions described on the attached Exhibit 'B'.

The undersigned persons executing this deed on behalf of Grantor represent and certify that they have been fully empowered, by proper resolution of the Board of Directors of Grantor, to execute and deliver this deed; that Grantor has full corporate capacity to convey the real estate described herein; and that all necessary corporate action for the making of such conveyance has been taken and done.

IN WITNESS WHEREOF, Grantor has caused this deed to be executed this 9th day of November, 1989.

BLOCK'S, INC.

ATTEST

By: Klaus M. Ziermaier

By: Maurice A. Fry
Title: OPERATING VICE PRESIDENT

Title: ASST. SECY

Title: REAL ESTATE

STATE OF OHIO)
COUNTY OF HAMILTON) SS:

The foregoing instrument was acknowledged before me, a notary public, by Maurice A. Fry and Klaus M. Ziermaier, the Operating Vice President and Assistant Secretary respectively, of Block's, Inc. who executed this Limited Warranty Deed on behalf of such corporation this 9th day of November, 1989.



W. Russell Wilson
W. Russell Wilson
Notary Public
Resident of Hamilton County, Ohio

William Russell Wilson, Attorney at Law
NOTARY PUBLIC - STATE OF OHIO

My Commission has no expiration date. Section 147.03 O.R.C.

Grantee's mailing address and send tax statements to:

Sexton Investment Corporation
9001 N. Meridian
Indianapolis, Indiana 46260

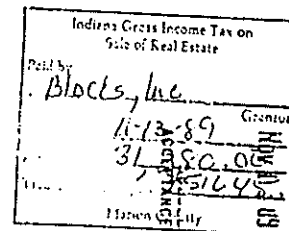
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HAMILTON COUNTY RECORDER

This instrument was prepared by:

W. Russell Wilson, Esq.
Frost & Jacobs
2500 Central Trust Center
Cincinnati, Ohio 45202



FOR TRANSFER

32526

REAL ESTATE DESCRIPTION

Part of Lot 631 and all of Lots 346 thru 352 in Stout's Indiana Avenue Addition to the City of Indianapolis, as per plat thereof, recorded in Plat Book 10, pages 127 and 128, in the Office of the Recorder of Marion County, Indiana, and Also, All of Lots 8 thru 24, and part of Lots 1 thru 7 and 25 thru 41, all in Comfort S. Glenn's Subdivision as recorded in Plat Book 9, page 53, and Also, Part of Lots 1, 10, 11 and 12 in A. D. Brooks Subdivision, as recorded in Plat Book 2, page 110, and Also, All of Lots 1 thru 5, 46 thru 55, 97 thru 100, and part of Lots 6, 45, 56, 95 and 96 in Burr and Miller's Subdivision as recorded in Plat Book 5, Page 13, in the Office of the Recorder of Marion County, Indiana. Also, that part of the streets and alleys lying within the overall boundary, including vacated streets and alleys. All of the foregoing being more particularly described as follows to-wit:

Beginning at a point in the West line of Lot 631 in said Stout's Indiana Avenue Addition which lies 440.0 feet South of the Northwest corner of said lot; running thence South 00 degrees 23 minutes West upon and along the East line of Milburn Street and along the West line of Lots 631 and 352 in said Stout's Addition a distance of 1364.75 feet to the Southwest corner of said Lot 352; running thence South 40 degrees 19 minutes 00 seconds East upon and along the Northeast line of Stadium Drive, upon and along the South line of Lots 352 thru 346 in Stout's Indiana Avenue Addition, crossing Hiawatha Street, and entering into Lot 1 in A. D. Brook's Subdivision, a distance of 661.54 feet to the point of curvature of a curve having a South tangent with a length of 130.85 feet which lies on a bearing of North 37 degrees, 53 minutes, 37 seconds East (said curve has a central angle of 15 degrees, 20 minutes, 30 seconds and a radius of 971.53 feet); running thence in a Northeasterly direction upon and along said curve to the left leaving Lot 1 in A. D. Brook's Subdivision, entering Lot 25 at a point 40.45 feet East of the Southwest corner of said Lot 25, crossing thru Lots 26, 27, and entering into Lot 28 all in Comfort S. Glenn's Subdivision, a distance of 260.13 feet to the point of compound curvature of a curve with a southerly tangent of 128.67 feet in length and a bearing of North 22 degrees, 33 minutes, 06 seconds East (said curve has a radius of 971.53 feet and a central angle of 15 degrees, 05 minutes, 31 seconds); running thence Northeasterly upon said curve to the left, a distance of 193.09 feet having crossed thru Lots 28, 29, 30 and leaving Lot 31 at a point 11.38 feet South of the Northeast corner of said Lot 31 all in said Glenn's Subdivision, running thence North 22 degrees 44 minutes, 12 seconds West a distance of 451.44 feet; running thence North 00 degrees 23 minutes, 00 seconds East a distance of 254.09 feet; running thence North 40 degrees, 10 minutes, 31 seconds East a distance of 75 feet; running thence North 00 degrees 23 minutes 00 seconds East a distance of 545.91 feet; running thence North 8 degrees, 08 minutes, 42 seconds West a distance of 84.62 feet to a point in Lot 11 in said A. D. Brook's Subdivision on the Northeasterly line of a certain parcel of real estate heretofore conveyed to The William H. Block Company by City of Indianapolis, Department of Redevelopment; thence in a Northwesterly direction on a curve to the right with a radius of 648.26 feet, on the Northeasterly line of said parcel of real estate heretofore conveyed to The William H. Block Company, a distance of 313.69 feet; running thence South 00 degrees, (assumed bearing for this entire description) parallel to and 34 feet West of the West line of Section 35, Township 16 North, of Range 3 East a distance of 113.88 feet to a point; running thence North 89 degrees 46 minutes West a distance of 249.31 feet to the point or place of beginning.

Except, however, the following described parcel taken from the above described tract, being a strip of ground 30 feet wide by parallel lines running Southeasterly from the West line of Section 35, Township 16 North, Range 3 East North of, along and parallel to the North line of Stadium Drive to the Southeast corner of said above described land.

Exhibit A

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EXHIBIT B - PERMITTED EXCEPTIONS

1. Sewer easement in a vacated alley and in vacated Hiavatha Street, as set out in modification recorded in Town Lot Record 1676, Instrument #54258, and described as being five feet by parallel lines along the entire North and East sides and ten feet by parallel lines along the entire South and West sides of the following described center line of existing sewer:

Beginning at a point 189.08 feet North of the intersection of the East property line of Milburn Street and the North property line of Stadium Drive (Said intersection being the Southwest property corner of Tract (Said point being in 15 foot vacated alley) running thence in a Southeasterly direction on a forward deflection angle to the right of 139 degrees 39 minutes 00 seconds a distance of 194.77 feet to a point (said point being center line of a manhole in 15 foot vacated alley); running thence in a Southeasterly direction on a forward deflection angle to the left of 00 degrees 45 minutes 30 seconds a distance of 242.63 feet to a point (Said point being the center line of a manhole in 15 foot vacated alley and vacated Hiavatha Street) running thence in a southerly direction on a forward deflection angle to the right of 39 degrees 51 minutes 30 seconds a distance of 194.82 feet to a point on the North property line of Stadium Drive as now located.

2. Limitations and conditions of sales set out in deed from City of Indianapolis Department of Redevelopment, to The William H. Block Company, dated January 29, 1957, recorded January 31, 1957, in Town Lot Record 1651, Instrument #7007, as follows:

(1) That the use of the land herein shall be limited to the permitted uses and requirements of Section 11-114 of the Municipal Code of Indianapolis for 1951, all as presently stated or as hereafter amended, governing land zoned for Class U4 uses and (2) that no applications for re-zoning or for a variance of use under any existing or amended zoning laws shall be made without the prior approval and consent of the Indianapolis Redevelopment Commission or its legally constituted successor; and subject to substantial compliance with the statement made, and to completion of the improvements proposed by the Grantee in its bid submitted and accepted on May 4, 1955.

3. Easements to Indianapolis Water Company as set out in deed recorded in Town Lot Record 1294, page 40, as amended by quit claim deed recorded in Deed Record 1876, Instrument #66399, and grant of easement dated August 15, 1961, recorded in Deed Record 1876, Instrument #66401.

4. Easement for electric lines and incidental purposes in favor of Indianapolis Power & Light Company recorded July 12, 1966, as Instrument #66-35068 over a strip of land five (5) feet wide located in the Southwest Quarter of Section 35, Township 16 North, Range 3 East of the Second Principal Meridian, in Center Township, Marion County, Indiana, the centerline of said strip being described as follows, to-wit:

From the intersection of the East property line of Milburn Street with the Northeasterly property line of Stadium Drive (Formerly Indiana Avenue), as platted in "Stout's Indiana Avenue Addition," in Plat Book 10, page 127, in the Office of the Recorder of Marion County, measure South 40 degrees 44 minutes 32 seconds East, on said Northeasterly property line of Stadium Drive, 430.92 feet to the West line of the aforesaid quarter section; thence continuing on said property line 149.48 feet; thence North 37 degrees 08 minutes 28 seconds East, 30.68 feet to a point in the grantor's property line and the beginning of this description; thence continuing North 37 degrees 08 minutes 28 seconds East, 351.84 feet to the line between the property of the grantor and the property of the Indianapolis Flood Control District.

5. Survey dated May 20, 1988, by John M. Silnes, Registered Surveyor, under Job No. 87-1248, discloses the following:

1. Existing 6 foot chain link fence along the Northerly side of subject tract encroaching as much as 44 feet;
2. Existing overhead electric lines, utility poles, water sprinklers and natural gas valve on or near the Westerly and Southwesterly sides of subject tract; and
3. Existing 4 foot chain link fence enclosing an area used for park purposes at the South end of subject tract.

6. Unrecorded lease to the Department of Parks and Recreation of the City of Indianapolis dated April 7, 1982.

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